

Meadow Creek Homeowners Association Annual Meeting

15 September, 2012

- Annual meeting was held at Tuscato's Restaurant, 307 Main Street Frisco
- Buffet breakfast was served between 9:15-10:00 to all who attended
- 24 homes were represented and 14 proxies were accounted for. 38 out of 121 or 31% of our neighborhood participated in the meeting.

Minutes of Meeting

- President; Nancy Partyka called the meeting to order at 10:07 AM
- Rob Nicol moved, Bob Bloch seconded that the minutes from the 2011 meeting be approved. It was noted that a balance sheet should have been included in last year's minutes. The association passed the minutes as read with all yeas and no nays.
- Aleda Kresge provided the treasures report, noting the assets of the association included the "Meadow Creek" sign at the entrance of the neighborhood and the balance of the checking account at \$15,447. There are a couple of outstanding bills and 12-13 homes still owing dues from last fiscal year.
 - Our fiscal year is Sept 1-Aug 31; noting the annual meeting following the end of the fiscal year.
 - The PNL was discussed with the paperwork provided. The revision of the website was a \$1,900 expense that will be reduced to under \$500/year for maintenance from present time forward.
 - Aleda obtained the MCHOA address list via the county assessor's office. There were only 2-3 returned bills.
 - Aleda mentioned the MCHOA website; meadowcreekhoafrisco.com has a link to paypal for those who choose to pay dues via the web site. The mailing address is also on the web site. PLEASE INCLUDE YOUR HOUSE # WHEN PAYING DUES.
 - Dues were also collected at the meeting.
 - Annual dues remain at \$30.00/year.
 - Arnie Yuen motioned, Bob Sixbury seconded that treasurers report be approved. All yeas, no nays.
- President's report—Nancy Partyka noted:
 - A few homeowners queried about solar panels.
 - President reported seeing many improvements such as painting and landscaping throughout the neighborhood.

- Architectural report—Nancy Partyka noted:
 - The committee walked the neighborhood in June, made notes and contacted the residences who were in violation of the “boats, campers and trailers on property” rules. Most of those residences were unaware of the covenants and responded positively.
 - HOMEOWNERS RENTING TO TENANTS; PLEASE INCLUDE IN YOUR LEASE THE NOTES IN BY-LAWS, AND/OR DECLARATION OF COVANANTS REGARDING THE PARKING RESTRICTIONS OF ABOVE MENTIONED ITEMS.
 - A comment was made regarding the covenants allowing boats behind “screened” view. The comment was noted and responded that we would discuss matters such as this in “new business”.

- Old Business
 - MCHOA had several trees planted in the median on Meadow Drive. The Town of Frisco has diligently watered these trees this summer.
 - There is no longer discussion by TOF to use any part of Meadow Creek Park for a dog park. It appears this subject has been tabled indefinitely.
 - MCHOA web site was updated and is functioning well. Please visit it. <http://meadowcreekhoafrisco.com>
 - Please “bear” with the neighborhood rule...DO NOT PUT YOUR TRASH OUT UNTIL THE MORNING OF YOUR SCHEDULED TRASH PICK UP DAY. Thank you.

- New Business
 - 9.4 acre development: Nancy Partyka met with Joselyn Mills, the TOF Community Development Director regarding the development in sketch plan development at this time. Currently, Whole Foods is being considered as the anchor business for this development. Other commercial businesses will share in the use of the 9.4 acres. These businesses are not yet determined, however; will include retail on street level and office space on 2nd floors. Comments were made regarding the 420 parking spaces, the future expansion of the development and the maximum expansion the development could exceed...based on “today’s” information. There will be no altering of the transfer station. “Pocket parks” within the parking lot are planned within the development. There is some concern if Lusher Court is capable of handling the traffic flow of this development.
 - Bob Bloch (a resident of MCHOA and member of TOF planning commission) noted that there has been 1 sketch review meeting with planning commission so far and a 2nd one is scheduled for OCTOBER 18TH @ 5:00 PM IN FRISCO TOWN

HALL. These are **the most important meetings** for community members to be heard.

- A committee was formed to represent the MCHOA community at the TOF meetings regarding the 9.4 acre development. Should members of MCHOA have concerns, they can contact this committee or attend the meetings themselves.

The committee is:

- Beverly Breakstone
 - Pam Murano
 - Aleda Kresge
 - Arnie Yuen
- Comments were made regarding the current trash overflow in the park.
 - Town of Frisco sprayed for weeds a few weeks ago.
 - Please check out our web site.
 - Annual Meeting. According to our By-Laws, our annual meeting is scheduled for the 2nd Saturday after Labor Day. It was discussed that many of our members don't make it to this meeting, because they have left for their winter homes. We can't change the By-Laws without a 67% majority vote. Those present discussed the best options for a new meeting date. It was discussed that a "fixed" date would be best. It was also concluded that the 1st SATURDAY AFTER LABOR DAY would be the best "new" date. In other words; 5 days after Labor Day...vs the current 12 days after Labor Day. However, this By-Law change will require a 67% majority vote to become effective.
 - By-Law and Declaration of Covenants review and re-vamp. It was noted that our governing documents are in need of updating regarding elements that affect the use of the neighborhood. Several comments that can be interpreted as "grey" areas could be more clearly defined. Other parts of the "doc's" have expired or are no longer current documents according to Colorado State Law. Once again, these changes will require 67% majority vote by the association. A committee of 6 volunteers from MCHOA will work on suggestions to clean up and update said docs. This committee is:
 - Bob Block
 - Rob Nicol
 - Kent Willis
 - Nancy Partyka
 - Chris Ebert-Santos
 - Nancy Stone
- These committee meetings will be done via email; reply to all. They will be an ongoing development of the topics.

- Election of Officers. Nancy Partyka agreed to serve 1 more term. She will retire her duties after the next term. We need to find a president elect before next meeting. It was motioned, seconded and passed unanimously that the next years officers and committees will be:
 - President: Nancy Partyka
 - Vice President: Pam Marano
 - Secretary: Mary Goodwin
 - Treasurer: Aleda Kresge
 - Member at Large: Sydney Yuen
 - Member at Large: Kathy Lofgren
- Architectural review board:
 - Nancy Stone
 - Kent Willis
 - Rob Nicol
- By-Laws/Declaration of Covenants review board:
 - Bob Block
 - Rob Nicol
 - Kent Willis
 - Nancy Partyka
 - Chris Ebert-Santos
 - Nancy Stone
- 9.4 acre Development Committee
 - Beverly Breakstone
 - Pam Murano
 - Aleda Kresge
 - Arnie Yuen
- The meeting was adjourned at 11:23 AM
- Respectfully submitted, Nancy Stone